



# City of NAPOLÉON, OHIO

255 WEST RIVERVIEW AVENUE, P.O. BOX 151  
NAPOLÉON, OHIO 43545-0151  
(419) 592-4010  
FAX (419) 599-8393

*Nuisance*

January 08, 2002

**Mayor**  
J. Andrew Small

**Members of Council**  
Michael J. DeWit, President  
Terri A. Williams  
James Hershberger  
Travis B. Sheaffer  
John A. Heiberg  
Jean A. Steele  
Glenn A. Miller

**City Manager**  
Dr. Jon A. Bisher

**Finance Director**  
Gregory J. Heath

**Law Director**  
David M. Grahn

**City Engineer**  
Joseph R. Kleiner, P.E.

Mr. Jeffrey Ludeman  
Q200 Co. Rd. 15  
Napoleon, Ohio 43545

Re. **824 Daggett Dr.** Napoleon, OH

Dear Mr. Ludeman

I continue to receive complaints regarding the condition of the subject property. The condition of the property violates the City of Napoleon Property Maintenance Code sections 304.2, 304.3, 304.4, 304.7 and 304.9 (copy attached).

You are hereby ordered to make repairs to the roof, paint or replace the siding, repair/replace broken windows and do other necessary repairs to make the home suitable for occupancy. I do understand that it is difficult to make certain repairs in this weather. If you are unable to make certain repairs at this time, please certify to me in writing by committing to a time line and provide such to me on a notarized document.

If you have questions regarding this notice please call me at 419.592..4010.

Sincerely

Brent N. Damman  
Zoning Administrator  
Cc. David Grahn, City Prosecutor

burning of wood, coal, coke and other combustible materials, paper, rags, cartons, boxes, wood, excelsior, rubber, leather, tree branches, yard trimmings, tin cans, metals, mineral matter, glass, crockery and dust and other similar materials.

**Tenant:** A person, corporation, partnership or group, whether or not the legal owner of record, occupying a building or portion thereof as a unit.

**Yard:** An open space on the same lot with a structure.

#### SECTION PM-303.0 EXTERIOR PROPERTY AREAS

**PM-303.1 Sanitation:** All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.

**PM-303.2 Grading and drainage:** All premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon.

**Exception:** Water retention areas and reservoirs approved by the code official.

**PM-303.3 Sidewalks and driveways:** All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions. Stairs shall comply with the requirements of Sections PM-304.10 and PM-702.9.

**PM-303.4 Weeds:** All premises and exterior property shall be maintained free from weeds or plant growth in excess of 10 inches (254 mm). All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

**PM-303.5 Rat harborage:** All structures and exterior property shall be kept free from rat infestation. Where rats are found, they shall be promptly exterminated by approved processes which will not be injurious to human health. After extermination, proper precautions shall be taken to prevent reinfestation.

**PM-303.6 Exhaust vents:** Pipes, ducts, conductors, fans or blowers shall not discharge gases, steam, vapor, hot air, grease, smoke, odors or other gaseous or particulate wastes directly upon abutting or adjacent public or private property or that of another tenant.

**PM-303.7 Accessory structures:** All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

**PM-303.8 Motor vehicles:** Except as provided for in other regulations, not more than one currently unregistered or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled.

**Exception:** A vehicle of any type is permitted to undergo major overhaul, including body work, provided that such work is performed inside a structure or similarly enclosed area designed and approved for such purposes.

#### SECTION PM-304.0 EXTERIOR STRUCTURE

**PM-304.1 General:** The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

**PM-304.2 Exterior painting:** All wood and metal surfaces, including but not limited to, window frames, doors, door frames, cornices, porches and trim shall be maintained in good condition. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted.

**PM-304.3 Street numbers:** Each structure to which a street number has been assigned shall have such number displayed in a position easily observed and readable from the public right-of-way. All numbers shall be in arabic numerals at least 3 inches (76 mm) high and 1/2-inch (13 mm) stroke.

**PM-304.4 Structural members:** All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.

**PM-304.5 Foundation walls:** All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rats.

**PM-304.6 Exterior walls:** All exterior walls shall be free from holes, breaks, loose or rotting materials; and maintained weathertight and properly surface coated where required to prevent deterioration.

**PM-304.7 Roofs and drainage:** The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

**PM-304.8 Decorative features:** All cornices, belt courses, corbels, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.

**PM-304.9 Overhang extensions:** All canopies, marquees, signs, metal awnings, fire escapes, standpipes, exhaust ducts and similar overhang extensions shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.

**PM-304.10 Stair and walking surfaces:** Every stair, ramp, balcony, porch, deck or other walking surface shall comply with the provisions of Section PM-702.9.

**PM-304.11 Stairways, decks, porches and balconies:** Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

**PM-304.12 Chimneys and towers:** All chimneys, cooling towers, smoke stacks, and similar appurtenances shall be maintained structurally safe and sound, and in good repair. All exposed



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255 WEST RIVERVIEW AVENUE, P.O. BOX 151  
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October 03, 2001

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Napoleon, Ohio 43545

Re. 824 Daggett Dr. Napoleon, OH

Dear Mr. Ludeman

I have received several complaints over the past few months regarding the condition of the subject property. Upon inspection I have determined that you are in violation of the City of Napoleon Property Maintenance Code sections 304.2, 304.3, 304.4, 304.7 and 304.9 (copy attached).

**City Manager**  
Dr. Jon A. Bisher

Please arrange to make the necessary repairs to the property as soon as possible.

**Finance Director**  
Gregory J. Heath

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**Law Director**  
David M. Grahn

Sincerely

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Zoning Administrator  
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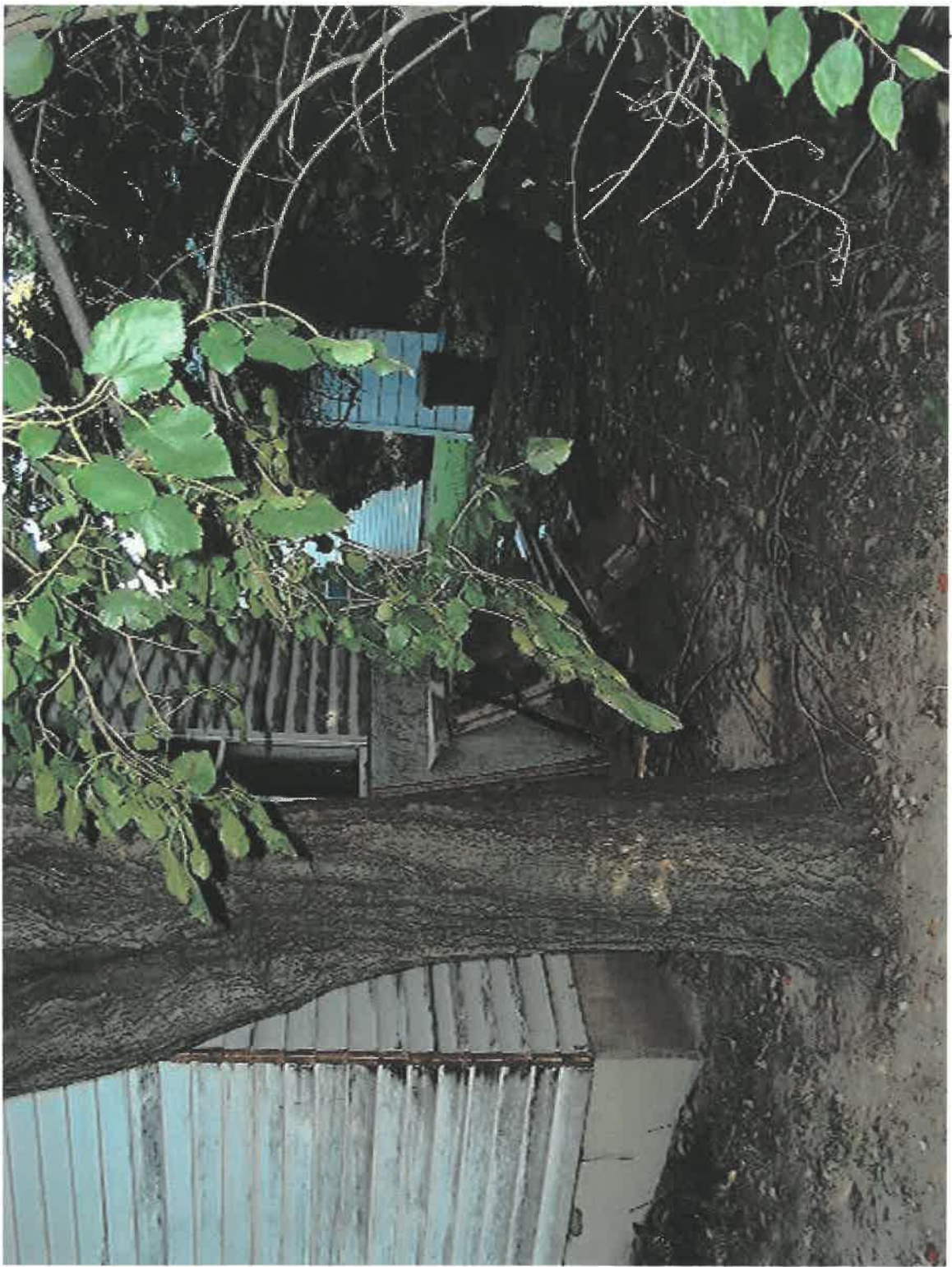
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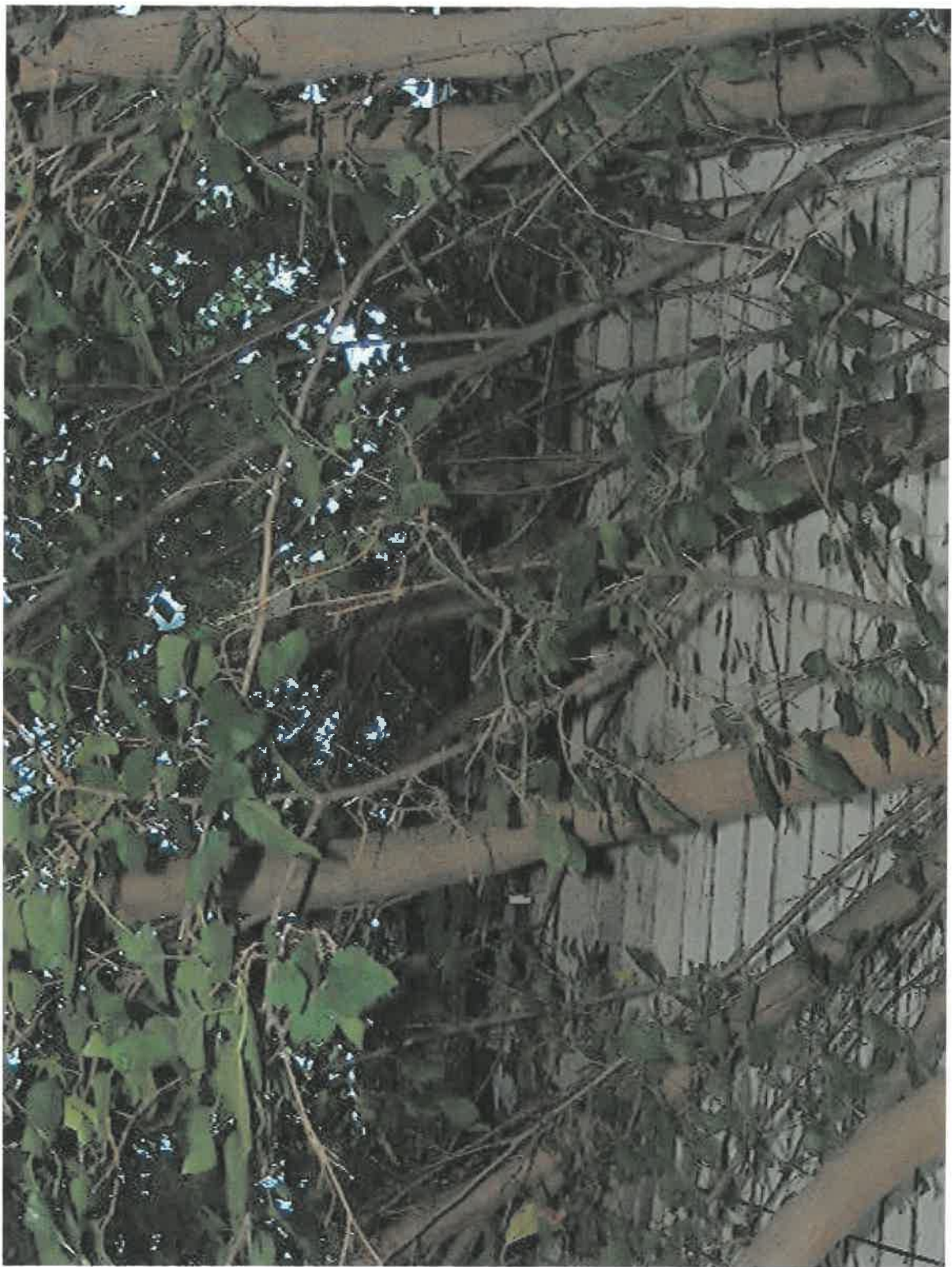
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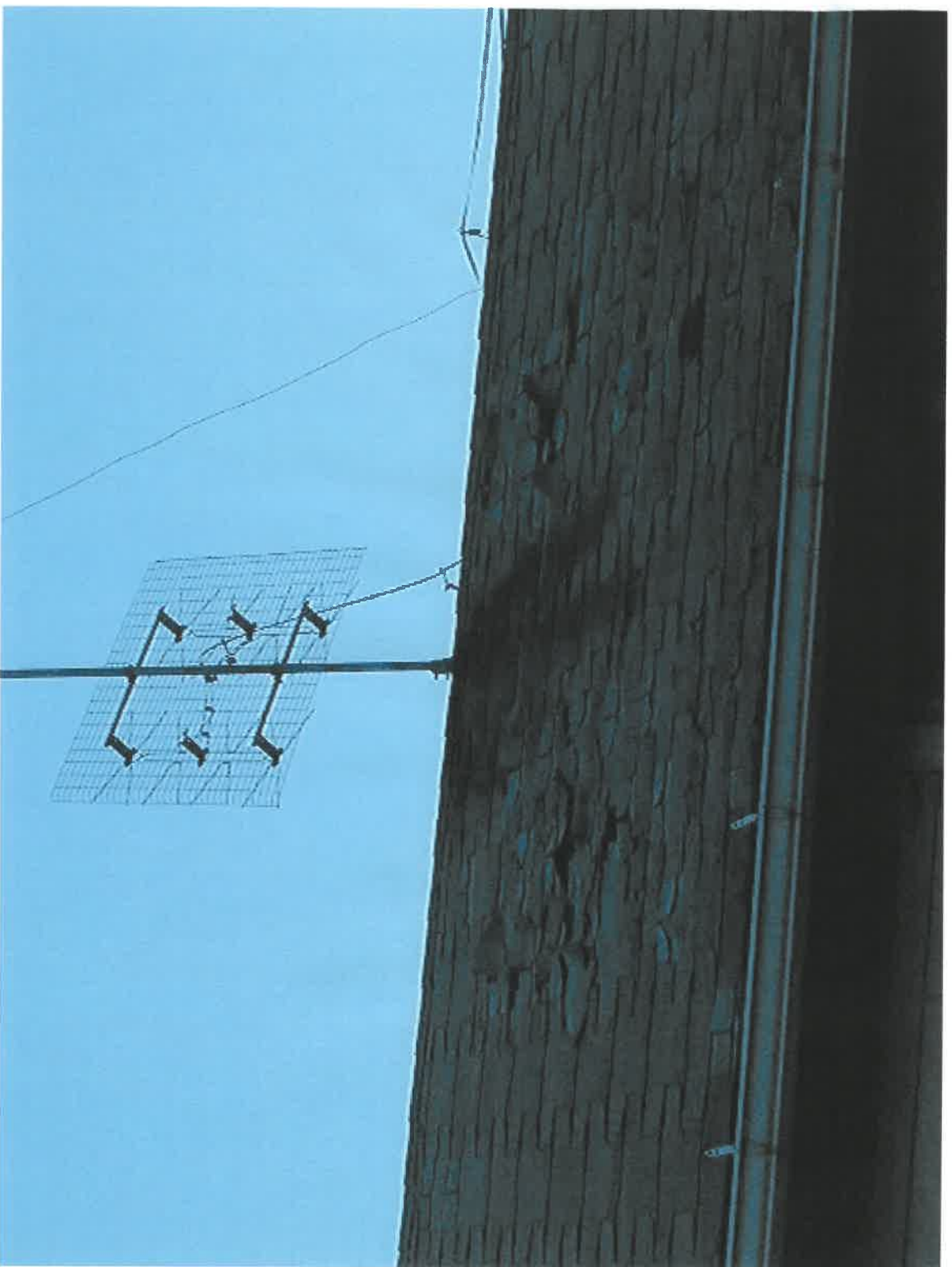












September 14, 2001

David Grahm  
Attorney at Law  
Napoleon, OH 43545

Re: 824 Daggett, Napoleon, Ohio

Dear Dave:

I am enclosing a Warranty Deed for the real property located at 824 Daggett, Napoleon, Ohio. Warranty Deed Volume 239, Page 652 wherein Harriette T. Ludeman conveys the real property to Clarence P. Franz and Jeffrey J. Ludeman and retains a life estate for herself. There is no mortgage on record for this real property.

If you have any questions please contact me.

Thank you,

Jenny Parker  
1005 Westchester Ave.  
Napoleon, OH 43545  
419-599-3674

GENERAL WARRANTY DEED (Statutory Form) Rev. Code Sec. 5302.05

After Recording, mail to Senior Legal Services Program One Stranahan Square, #241 Toledo, Ohio 43604

TRANSFERRED March 7, 1989 PER l.a. Notar

Harriette T. Ludeman of Henry County, State of Ohio for valuable consideration paid grants with general warranty covenants to Clarence P. Franz and Jeffrey J. Ludeman whose tax-mailing address is 824 Daggett Napoleon Ohio 43545

the following described real property:

APPROVED Tax Map Dept.

Situated in the City of Napoleon, County of Henry and State of Ohio and known as:

Lot Number Twenty-four (24) in W. F. Daggett's Subdivision of Out Lot Number Seven (7) in John G. Lowe's Addition in the City of Napoleon, County of Henry and State of Ohio.

Subject to: Life interest for and during the life of Harriette T. Ludeman, easements, zoning ordinances, and restrictions of record.

Prior instrument reference: Volume 229; Page 848

Witness MY hand this 7th day of February, 19 89

Signed, acknowledged and delivered in the presence of:

Elma Croceland Harriette T. Ludeman

STATE OF OHIO, LUCAS COUNTY, ss:

The foregoing instrument was acknowledged before me this 7th day of February, 19 89, by HARRIETTE T. LUDEMAN



Edward J. Reynolds Notary Public, Lucas County, Ohio